

23 TURNBERRY DRIVE,
INVERURIE, AB51 3WT

OFFERS OVER £195,000

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23 Turnberry Drive, Inverurie, AB51 3WT

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- Three bedroomed semi detached dwellinghouse set within a quiet cul-de-sac
- Spacious living and bedroom accommodation throughout
- Gas central heating and full double glazing
- Driveway providing off street parking
- Large fully enclosed rear garden
- Within easy walking distance of the local shops and amenities
- Good commuter base

Viewing by appointment only telephone Peterkins Solicitors on (01467) 672800

Council Tax Band: D
EPC: C

Description: We are delighted to offer for sale this 3 bedroomed semi detached dwellinghouse located within a quiet cul-de-sac in a central Inverurie location, which is within easy walking distance of the local shops, schools and amenities. The well-proportioned accommodation is set over two floors, the ground floor comprises of an entrance hallway, W.C, lounge and dining kitchen. The upper floor comprises of a family bathroom and 3 bedrooms. The property benefits from a great amount of built in storage, gas central heating and full double glazing. Outside, there is a stonechipped driveway providing ample off street parking, gardens to the front and fully enclosed garden to the rear. 23 Turnberry Drive is situated in a sought after location and early viewing is highly recommended to see all this property has to offer.

Location: Pleasantly situated a short walk from the many amenities Inverurie has on offer. The town has an excellent range of shopping facilities and a full range of leisure pursuits both indoor and outdoor are at hand including bowling, swimming, golf and tennis. There is also a health centre, public library, three primary schools and secondary school. Regular bus and train services to Aberdeen also mean that Inverurie is within easy commuting distance of the city, being only 16 miles away. The Industrial Estates and offices to the west of the city together with Aberdeen Airport can be reached without entering the city centre.

Directions: From the centre of Inverurie travel up West High Street, at the first mini roundabout take the second exit onto Blackhall road and take the first left onto Westfield Road. Following the road right on Davah Road and left onto Kellands Road, followed by an immediate right onto Anderson Walk. Continue up the hill, taking the second road on the right hand side into Turnberry Drive. Number 23 is directly Infront of you and is clearly identified by a Peterkins For Sale Sign.

Entrance Hallway: Entered through a part opaque glazed door, the entrance hallway gives access to the W.C, stairs to the upper floor, lounge and dining kitchen. Downlighters, smoke alarm, large understair cupboard and completed with laminate wooden flooring.

W.C.: Fitted with a white 2 piece suite comprising of W.C and wall hung wash hand basin with tiled splashback. Ceiling light fitment, opaque glazed window to front, ladder effect heated towel rail and laminate wooden flooring.

Lounge: 15’4” x 10’5” (4.67m x 2.89m) Accessed through a part glazed wooden door, the spacious lounge is located to the front of the property with large window with blinds and curtains, which floods the room with natural light. Ceiling light fitment, smoke alarm, wall lights, television and telephone points and completed with carpet.

Dining Kitchen: 16’6” x 9’6” (5.02m x 2.89m) The spacious dining kitchen is fitted with a range of base, wall and drawer units with coordinating worktop, tiled splashback and breakfast bar area. Built in oven, induction hobs with chimney style extractor hood above, stainless steel sink with drainer and mixer tap, space for standalone fridge freezer and plumbed for washing machine. Ample space for a large dining table, along with free standing furniture. Sliding patio doors lead out to the rear garden, along with a further part opaque glazed door which also gives access to the rear. Downlighters, heat detector, window to side, telephone point and laminate wooden flooring.





Stairs to the Upper Floor: Carpeted staircase leads to the upper floor. The upper hallway gives access to the family bathroom and 3 bedrooms. Built in double cupboard with shelves, along with a further storage cupboard also with shelving provides great additional storage. Access hatch to loft with Ramsay ladder, the loft space is completely floored and benefits from shelving. Ceiling light fitment, smoke alarm, window to side with roller blind and completed with carpet.

Bathroom: Fitted with a white 3 piece suite comprising of W.C, wall hung wash hand basin and bath with mains fed shower above. Aqua panelled to full height around bath and shower and splashback behind wash hand basin. Downlighters, extractor fan, opaque glazed window to rear, shaver point, ladder effect heated towel rail and tile effect vinyl flooring.

Bedroom: 9'9" x 9'9" (2.97m x 2.97m) Good sized double bedroom located to the rear of the property with large windows with roller blind, which floods the room with natural light. Built in double mirrored wardrobes with shelves and hanging rail provides great additional storage. Ceiling light fitment and carpet.

Bedroom: 11'2" x 8'9" (3.40m x 2.66m) Another spacious double bedroom with large window overlooking the front with roller blind. Built in triple sliding mirrored wardrobes with shelves and hanging rail providing additional storage. Ample space for a double bed, along with a range of free standing furniture. Ceiling light fitment and completed with carpet.

Bedroom: 7'9" x 7'6" (2.36m x 2.28m) Completing the bedroom accommodation is another good sized bedroom also located to the front of the property with window and roller blind. This room would make an ideal home office. Ceiling light fitment and carpet.

Outside: The front garden is mainly laid to lawn with paved pathway leading up to the front door. An area laid to stonechips to the side of the property provides ample off street parking for several cars. A wooden gate also to the side of the property gives access to the private, fully enclosed rear garden making the property ideal for someone with children and/or pets. Paved path leads along the side of the property giving access to a large patio area with a good sized wooden shed. Further patio area to the rear which gives access to the dining kitchen making it ideal for outdoor entertaining. Outside lighting and tap.

Do you want the best mortgage for you?
A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01467 672820. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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